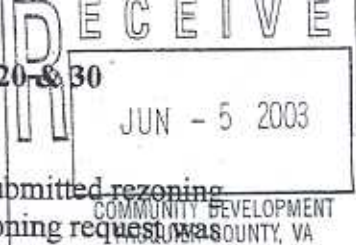


Statement of Justification for Special Exception Category 20-8.30  
Raymond Farm (part of RZ -03-04)




This set of two Special Exception requests stem from a previously submitted rezoning request for 64 new homes on the Raymond Farm property. That rezoning request was recommended for approval by the Fauquier County planning staff and subsequently approved by the Fauquier County Planning Commission. Prior to hearing before the Fauquier County Board of Supervisors, public sewer service was not extended to the site by the Town of Warrenton. Subsequently, the applicants were encouraged to proceed with an on site waste collection and treatment system, allowing for the same open space preservation along Rt. 29, and gifting the existing center hall colonial farm house to Fauquier County. This application is therefore in furtherance of that rezoning application and is in conformance to the use provisions and conforms to all applicable conditions with the only waivers asked for already requested as part of RZ-03-04.

The applicant proposes to establish an on site waste water collection and treatment system to accommodate the 64 new homes and the one existing home. A phase one soils evaluation has been conducted by the Fauquier County Soils Scientist. A further analysis has been accomplished by the applicant's contractor, The Soil Consultant's, Inc. and additional in depth drain field evaluations have also been carried out. The soils (and appropriate reserve area) are suitable for mass drain fields to accommodate the 65 (64 new, 1 existing) homes. The applicant proposes to locate a small waste water treatment facility on site. It will be a state of the art system allowing for a portion of the discharged clean water as an component of an in-soil drip irrigation system for project shrubbery and green spaces. The building elevation will be in the tradition of a small horse barn.

The applicant upon approval of these SE's will apply for an application with the Fauquier County Health Department (Health Department) for a proposed private sewage system; conduct meetings with the Health Department to determine basic design parameters such as flows; and submit detailed hydraulic soils evaluations for permeability. The applicant will also propose a design to dispose of sewage effluent and calculate nitrate loading, ponding and disposal in accordance with state and local health codes.

It is proposed that a class III wastewater operator licensed by the Commonwealth of Virginia will operate the facility, maintaining a 24 hour per day monitoring system for the facility. The applicant and or its assigns will annually certify in a statement to the Zoning Administrator that a class III operator is under contract to the facility.

The proffers as stated in the RZ -03-04 proffer package will remain in effect subject only to the joint use of the drain field and its reserve area.

  
John H. Thillmann, Agent

4-22-03  
Date